

**FEB PROPERTIES, L.L.C.**

**2420 AUBURN ROAD  
AUBURN HILLS, MI 48326  
248-521-3102**

February 18, 2020

Tina Barton, City Clerk  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Re: Request to Establish Industrial Development District

Dear Ms. Barton,

The undersigned, as the owner of the property described on Exhibit A (the "Property"), requests that the City of Rochester Hills City Council establish an industrial development district for the Property pursuant to Act 198 of 1974, as amended, MCL 207.554, in connected with the proposed development of a new building on the Property.

See Exhibit B for an approximate depiction of the proposed district.

Respectfully submitted,

**FEB Properties, LLC.**  
a Michigan limited liability company

By:   
Frank J. Baiardi

Its: Managing Member

Attachments

## EXHIBIT A

### *Legal Description of Property and Proposed District*

Land situated in the City of Rochester Hills, County Of Oakland, and State Of Michigan, described as:

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 02 DEGREES 27 MINUTES 24 SECONDS WEST 358.71 FEET ALONG THE EAST LINE OF SECTION 21 (LIVERNOIS ROAD); THENCE NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST 353.90 FEET; THENCE ALONG A CURVE TO THE RIGHT 73.30 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS AND ALONG CHORD BEARING OF NORTH 54 DEGREES 53 MINUTES 32 SECONDS WEST 70.00 FEET; THENCE ALONG A CURVE TO THE LEFT 183.26 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 150 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING OF SOUTH 80 DEGREES 06 MINUTES 30 SECONDS WEST 135.23 FEET; THENCE NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST 109.96 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 109.96 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING NORTH 80 DEGREES 25 MINUTES 11 SECONDS WEST 98.99 FEET; THENCE SOUTH 54 DEGREES 34 MINUTES 50 SECONDS WEST 28.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54 DEGREES 34 MINUTES 50 SECONDS WEST 514.25 FEET; THENCE NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST 206.16 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 58 SECONDS WEST 70.11 FEET TO A POINT ON THE NORTH LINE OF "ROCHESTER INDUSTRIAL PARK SUBDIVISION" AS RECORDED IN LIBER 178, PAGE 11 OF PLATS, OAKLAND COUNTY RECORDS; THENCE NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST 420.50 FEET, IN PART ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 39 DEGREES 54 MINUTES 26 SECONDS EAST 1,067.23 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 35 DEGREES 28 MINUTES 25 SECONDS EAST 621.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN LIBER 10117 PAGE 130, OAKLAND COUNTY RECORDS.

Tax Parcel Identification Number: 15-21-276-014

**EXHIBIT B**

***Depiction of Proposed District***

### SURVEYOR'S NOTES

PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT FILE NO. 667951, DATED OCTOBER 14, 2019

TITLE COMMITMENT REFERENCE NUMBER	DESCRIPTION	STATUS ON PLAT	AFFECT ON PROPERTY
7	Terms and Conditions contained in Agreement as enclosed by instrument recorded in Liber 9029, page 428.	SHOW	AFFECTS PARCEL
8	Terms and Conditions contained in Easement Agreement as enclosed by instrument recorded in Liber 10117, page 130.	SHOW	AFFECTS PARCEL
9	Wetlands Easement in favor of the City of Rochester 10th and the City of Rochester 10th and the City of Rochester 10th and the City of Rochester 10th as contained in instrument recorded in Liber 10210, page 105.	OFFSITE EASEMENT NOT SHOWN	DOES NOT AFFECT PARCEL
10	Terms and Conditions contained in Agreement for Maintenance of Storm Water Retention Systems as enclosed by instrument recorded in Liber 18919, page 222.	SHOW	AFFECTS PARCEL

**BASIC BEARINGS:**  
 HELD BEARING OF N82°27'24"W ALONG THE EAST SECTION LINE OF SECTION 21 PER SURVEY COMPLETED BY PROFESSIONAL ENGINEERING ASSOCIATES, DATED 3-27-2004.

**TABLE A**  
 18. NO ONSITE EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THIS SURVEY. IMPROVEMENTS TO ROCHESTER INDUSTRIAL DRIVE WERE BEING COMPLETED AT TIME OF THIS SURVEY.  
 19. NO WETLANDS INFORMATION PROVIDED BY OWNER. NO WETLANDS FLAGGING IDENTIFIED AT TIME OF SURVEY.

**REMARKS:**  
 ① WATER MAIN AND SANITARY SEWER, ACCORDING TO FIRST AMERICAN TITLE COMPANY, LIBER 5150, PAGE 148, EASEMENT IS NOT INCLUDED IN LAND CONTRACT.

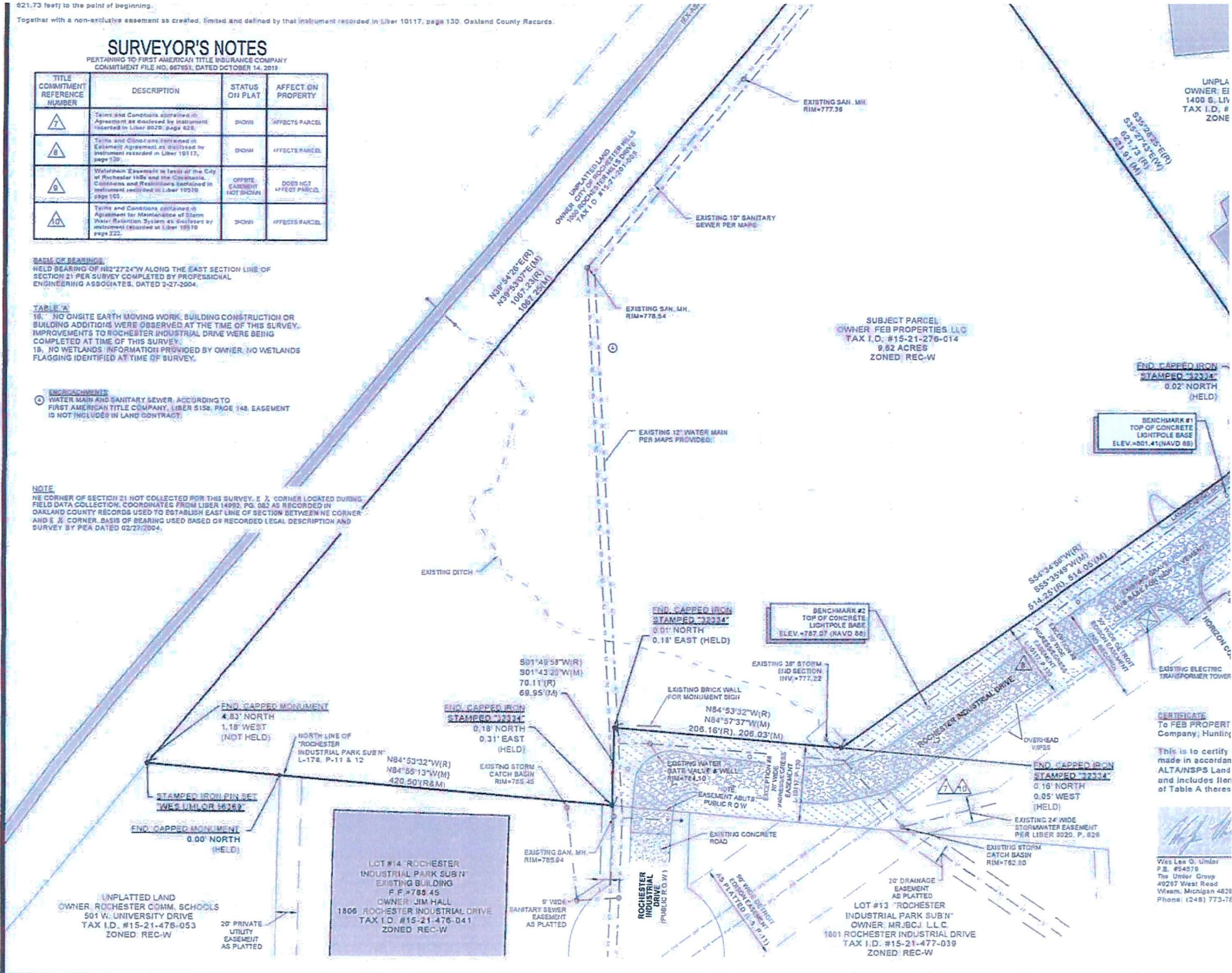
**NOTE:**  
 NE CORNER OF SECTION 21 NOT COLLECTED FOR THIS SURVEY. E, X, CORNER LOCATED DURING FIELD DATA COLLECTION, COORDINATES FROM LIBER 14992, PG. 082 AS RECORDED IN OAKLAND COUNTY RECORDS USED TO ESTABLISH EAST LINE OF SECTION BETWEEN NE CORNER AND E, X, CORNER. BASIS OF BEARING USED BASED ON RECORDED LEGAL DESCRIPTION AND SURVEY BY PEA DATED 02/27/2004.

UNPLATTED LAND  
 OWNER: ROCHESTER COMM. SCHOOLS  
 501 W. UNIVERSITY DRIVE  
 TAX I.D. #15-21-476-053  
 ZONED REC-W

LOT #14 ROCHESTER INDUSTRIAL PARK SUB'N  
 EXISTING BUILDING  
 F.F.#789.45  
 OWNER: JIM HALL  
 1806 ROCHESTER INDUSTRIAL DRIVE  
 TAX I.D. #15-21-476-041  
 ZONED REC-W

SUBJECT PARCEL  
 OWNER: FEB PROPERTIES LLC  
 TAX I.D. #15-21-276-014  
 9.82 ACRES  
 ZONED REC-W

UNPLA  
 OWNER: EI  
 1408 S. LIV  
 TAX I.D. #  
 ZONE



**CERTIFICATE**  
 To FEB PROPERTY Company; Hunting  
 This is to certify made in accordance with ALTA/NSPS Land and includes Item of Table A thereof.

Wes Lee O. Umbr  
 P.E. #24578  
 The Under Group  
 40287 West Road  
 Wasm. Michigan 4830  
 Phone: (248) 773-77